

128.A

0001

0305.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

558,300 / 558,300

USE VALUE:

558,300 / 558,300

ASSESSED:

558,300 / 558,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		SCHOOL ST, ARLINGTON

OWNERSHIP

Unit #: 305

Owner 1: WINKLER CAROL M

Owner 2:

Owner 3:

Street 1: 1 SCHOOL STREET #305

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02476	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1925, having primarily Brick Exterior and 1417 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6043																

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY								Legal Description			User Acct	
Use Code								Land Size	Building Value	Yard Items	Land Value	Total Value
102								0.000	558,300			558,300
Total Card												
Total Parcel												
Source: Market Adj Cost									Total Value per SQ unit /Card: 394.00	/Parcel: 394.00		
Entered Lot Size												
Total Land:												
Land Unit Type:												

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT								Parcel ID		128.A-0001-0305.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	102	FV	558,300	0	.	.	558,300		Year end	12/23/2021	
2021	102	FV	550,500	0	.	.	550,500		Year End Roll	12/10/2020	
2020	102	FV	534,900	0	.	.	534,900	534,900	Year End Roll	12/18/2019	
2019	102	FV	488,100	0	.	.	488,100	488,100	Year End Roll	1/3/2019	
2018	102	FV	404,000	0	.	.	404,000	404,000	Year End Roll	12/20/2017	
2017	102	FV	375,900	0	.	.	375,900	375,900	Year End Roll	1/3/2017	
2016	102	FV	456,600	0	.	.	456,600	456,600	Year End	1/4/2016	
2015	102	FV	367,400	0	.	.	367,400	367,400	Year End Roll	12/11/2014	

SALES INFORMATION

SALES INFORMATION				TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
HAIN BRUCE G	26950-237		12/30/1996		187,900	No	No	Y			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/15/2017										Measured	DGM	D Mann
5/6/2000											197	PATRIOT

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 7 - Condo Garden				Full Bath: 2	Rating: Average			BK:20049 PG:237 641-3233, Building Number 1.											
Sty Ht: 1 - 1 Story				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 3 - Brick or Stone				A 3QBth:	Rating:														
Frame: 2 - Steel				1/2 Bath: 1	Rating: Average														
Prime Wall: 7 - Brick				A HBth:	Rating:														
Sec Wall: %				OthrFix:	Rating:														
Roof Struct: 2 - Hip				OTHER FEATURES															
Roof Cover: 2 - Slate				Kits: 1	Rating: Average														
Color: BRICK				A Kits:	Rating:														
View / Desir: N - NONE				Frl:	Rating:														
GENERAL INFORMATION								WSFlue:	Rating:										
Grade: C+ - Average (+)				CONDOS INFORMATION															
Year Blt: 1925	Eff Yr Blt:			Location: R - Rear															
Alt LUC:		Alt %:		Total Units:															
Jurisdict:		Fact:	.	Floor: M - Multi-Level															
Const Mod:				% Own: 2.051000118															
Lump Sum Adj:				Name: 28 - 6043															
INTERIOR INFORMATION								REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Exterior:				No Unit	RMS	BRS	FL								
Prim Int Wal: 2 - Plaster				Interior:				1	5	2	0								
Sec Int Wall:		%		Additions:															
Partition: T - Typical				Kitchen:															
Prim Floors: 4 - Carpet				Baths:															
Sec Floors:		%		Plumbing:															
Bsmnt Flr:				Electric:															
Subfloor:				Heating:															
Bsmnt Gar:				General:															
Electric: 3 - Typical				CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL			
Insulation: 2 - Typical				Basic \$ / SQ: 325.00				Rate	Parcel ID	Typ	Date	Sale Price							
Int vs Ext: S				Size Adj.: 0.92342979															
Heat Fuel: 3 - Electric				Const Adj.: 1.10301948															
Heat Type: 15 - H.V.A.C				Adj \$ / SQ: 331.032															
# Heat Sys: 1				Other Features: 47996															
% Heated: 100		% AC: 100		Grade Factor: 1.10															
Solar HW: NO	Central Vac: NO			NBHD Inf: 1.29999995															
% Com Wal	% Sprinkled			NBHD Mod:															
				LUC Factor: 1.00															
				Adj Total: 739408															
				Depreciation: 181155															
				Deprecated Total: 558253															
MOBILE HOME								WtAv\$/SQ:		AvRate:		Ind.Val:							
Make: [] Model: [] Serial #:								Juris. Factor:		Before Depr:	473.38								
SPEC FEATURES/YARD ITEMS								Special Features: 0		Val/Su Net:	394.00								
								Final Total: 558300		Val/Su SzAd:	394.00								
								PARCEL ID 128.A-0001-0305.0											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N Total Yard Items: [] Total Special Features: [] Total: []																			
 <p>AssessPro Patriot Properties, Inc</p>																			